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Prepared by:

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REPORT OF SEARCH

Prepared for **Colliers International - Michael J. Kuehl**

FILE NO.: 13-2397; REVISION # 1, July 26, 2013 *(See end of Report for Revision Notes)*

PERIOD OF SEARCH: 07/17/1963 at 8:00 am. to 07/17/2013 at 8:00 am

CAPTION REAL ESTATE:

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Twenty-five (25) and Twenty-six (26) in William F. Borns Subdivision of lots Eleven (11) to Twenty (20) both inclusive in Terry and Robinson's Subdivision of Out Lot One Hundred Twenty-seven (127) of the Donation Lands to the City of Indianapolis, as per plat thereof, recorded in Plat Book 9, page 35, in the Office of the Recorder of Marion County, Indiana.

ALSO:

Lots Ten (10) and Eleven (11) in William F. Borns Subdivision of lots Eleven (11) to Twenty (20) both inclusive in Terry and Robinson's Subdivision of Out Lot One Hundred Twenty-seven (127) of the Donation Lands to the City of Indianapolis, as per plat thereof, recorded in plat book 9, page 35, in the Office of the Recorder of Marion County, Indiana.

ALSO:

Lots Twenty-seven (27) and Twenty-eight (28) in William F. Borns Subdivision of lots Eleven (11) to Twenty (20) in Terry and Robinson's Subdivision of Out Lot 127 of the Donation Lands to City of Indianapolis, as per plat thereof recorded in Plat Book 9, Page 35 in the Office of the Recorder of Marion County, Indiana.

Caption Real Estate is commonly known as: 448 West Norwood Street, Indianapolis, IN 46225

NAMES OF GRANTEE(S) IN THE LAST RECORDED CONVEYANCE DOCUMENT:

State of Indiana

REAL PROPERTY TAXES:

1. TAXES in the name of State of Indiana
County Parcel Number: 1097636 Taxing Unit: Center Township
State Map ID Number: 49-11-11-109-006.000-101

Tax year 2012 due and payable 2013
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 (Lots 5-11 and Lots 25-28 in Borns Sub along with that part of the alley lying between said lots 8-11 south, and 25-28 north, of said vacated alley)

NOTE: Per the Planning Division of the Department of Metropolitan Development this alley is vacated but we could not find said vacation of record.

2. TAXES for the year 2013 due and payable 2014 are now a lien; amount not yet determined and

not yet due and payable.

- 3. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Monrovia, Indiana. NOTE: You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. (APPLIES TO OWNER'S POLICY ONLY)

UNRELEASED MORTGAGES, ASSUMPTIONS OR LAND CONTRACTS RECORDED DURING PERIOD OF SEARCH:

NONE FOUND UNSATISFIED

PENDING SUITS, UNRELEASED JUDGMENTS AND LIENS ENTERED OR RECORDED DURING PERIOD OF SEARCH:

NO JUDGMENT SEARCH AGAINST STATE OF INDIANA

MISCELLANEOUS:

- 4. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per William F. Borns Subdivision of lots Eleven (11) to Twenty (20) both inclusive in Terry and Robinson's Subdivision of Out Lot One Hundred Twenty-seven (127) of the Donation Lands to the City of Indianapolis, as per plat thereof, recorded in Plat Book 9, page 35, in the Office of the Recorder of Marion County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- 5. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
- 6. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
- 7. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
- 8. Acreage in the legal description of the subject real estate is solely for the purpose of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.
- 9. Rights of the public, the State of Indiana, the County of Morgan and the Municipality in and to that portion of the insured premises taken or used for road purposes.
- 10. The Company does not insure any address shown herein.

NOTE: Please notify Royal Title Services prior to closing, of any information you become aware of that is different than shown on this search (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to add additional items based upon the receipt of any new information.

NOTE: Vested titleholder took title by Quitclaim Deed from Second Presbyterian Church of Indianapolis, dated November 18, 1971 and recorded April 26, 1972 as Instrument Number 72-22760 in the Office of the Recorder of Marion County, Indiana. (Lots 5-9 and 25-26)

NOTE: Vested titleholder took title by Quitclaim Deed from Seconds Presbyterian Church of Indianapolis, dated August 4, 1974 and recorded September 11, 1974 as Instrument Number 74-57480 in the Office of the Recorder of Marion County, Indiana. (Lots 10 and 11)

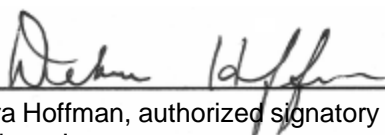
NOTE: Vested titleholder took title by Warranty Deed from Mary C. Dulworth, dated November 10, 1986 and recorded December 15, 1986 as Instrument Number 86-129529 in the Office of the Recorder of Marion County, Indiana. (Lots 27 and 28)

REVISION NOTES

Date	Revision Description
07/26/2013	REV 1 Mistakenly typed Morgan instead of Marion .

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE MARION COUNTY COURTHOUSE, IN THE STATE OF INDIANA, EVIDENCING ONLY THE ABOVE STATED ITEMS FOUND RELATING TO THE CAPTION REAL ESTATE.

THIS REPORT IS FOR THE EXCLUSIVE USE OF THE REQUESTING PARTY. THE REQUESTING PARTY AGREES THAT THE PREPARER'S LIABILITY FOR ANY CLAIMS ARISING OUT OF OR RELATED TO THIS REPORT, INCLUDING ANY CLAIMS FOR NEGLIGENCE, SHALL BE FIXED AND LIMITED TO AN AMOUNT THAT SHALL IN NO EVENT EXCEED THE LESSER OF THE COST OF THIS REPORT OR THE ACTUAL DAMAGES INCURRED BY THE REQUESTING PARTY. NO ORAL REPRESENTATIONS BY ANY AGENT OR EMPLOYEE OF THE PREPARER SHALL BIND OR OBLIGATE THE PREPARER FOR ANY AMOUNT GREATER THAN THE ABOVE FIXED LIMITED LIABILITY.



Debra Hoffman, authorized signatory of Royal Title Services, Inc.

**Royal Title Services, Inc.
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- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

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- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

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We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.